102.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,207,300 / 1,207,300
					USE VALUE:	1,207,300 / 1,207,300
					ASSESSED:	1,207,300 / 1,207,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
171		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARAS KAMEEL H/TRUSTEE
Owner 2:	GARAS FAMILY REALTY TRUST
Owner 3:	
Street 1:	171 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GARAS KAMEEL H -
Owner 2:	GARAS TREZA -
Street 1:	171 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,950 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2008, having primarily Vinyl Exterior and 2918 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7950.000	746,400		460,900	1,207,300
Total Card	0.183	746,400		460,900	1,207,300
Total Parcel	0.183	746,400		460,900	1,207,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.74 | /Parcel: 413.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 65654
GIS Ref:
GIS Ref:
Insp Date: 09/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 102.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	746,500	0	7,950.	461,000	1,207,500	1,207,500	Year End Roll	12/18/2019
2019	101	FV	577,800	0	7,950.	467,500	1,045,300	1,045,300	Year End Roll	1/3/2019
2018	101	FV	577,800	0	7,950.	349,000	926,800	926,800	Year End Roll	12/20/2017
2017	101	FV	577,800	0	7,950.	316,100	893,900	893,900	Year End Roll	1/3/2017
2016	101	FV	577,800	0	7,950.	302,900	880,700	880,700	Year End	1/4/2016
2015	101	FV	566,600	0	7,950.	256,800	823,400	823,400	Year End Roll	12/11/2014
2014	101	FV	566,600	0	7,950.	243,600	810,200	810,200	Year End Roll	12/16/2013
2013	101	FV	566,600	0	7,950.	231,800	798,400	798,400		12/13/2012

!8142!

PRINT

Date	Time
12/10/20	22:43:31

LAST REV

Date	Time
10/05/18	12:38:04

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8142

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARAS KAMEEL H,	62829-281		10/24/2013	Convenience	1	No	No		
SCHAEJBE THOMAS	51668-469		9/10/2008		839,200	No	No		Treza Garas dod 11/14/2010
DEVITT CAROL A	50348-243		11/14/2007		350,000	No	No		
	13477-160		6/29/1978		42,500	No	No		N

USER DEFINED

Prior Id # 1:	65654
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2008	255	New Buil	222,516			G10	GR FY10	NEW SF COLONIAL
2/12/2008	118	Demoliti	7,500					demo existing hous

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
7/14/2008	Inspected	BR	B Rossignol
10/31/2000	Hearing N/C	189	PATRIOT
12/21/1999	Inspected	276	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	264	PATRIOT
7/25/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7950		Sq. Ft.	Site		0	70.	0.83	5									460,949						460,900	

Total AC/HA: 0.18251 | Total SF/SM: 7950 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 460,949 | Spl Credit | Total: 460,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2008	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00983548
Const Adj.:	0.99693000
Adj $ / SQ:	125.842
Other Features:	126423
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	753984
Depreciation:	7540
Depreciated Total:	746445

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	2	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

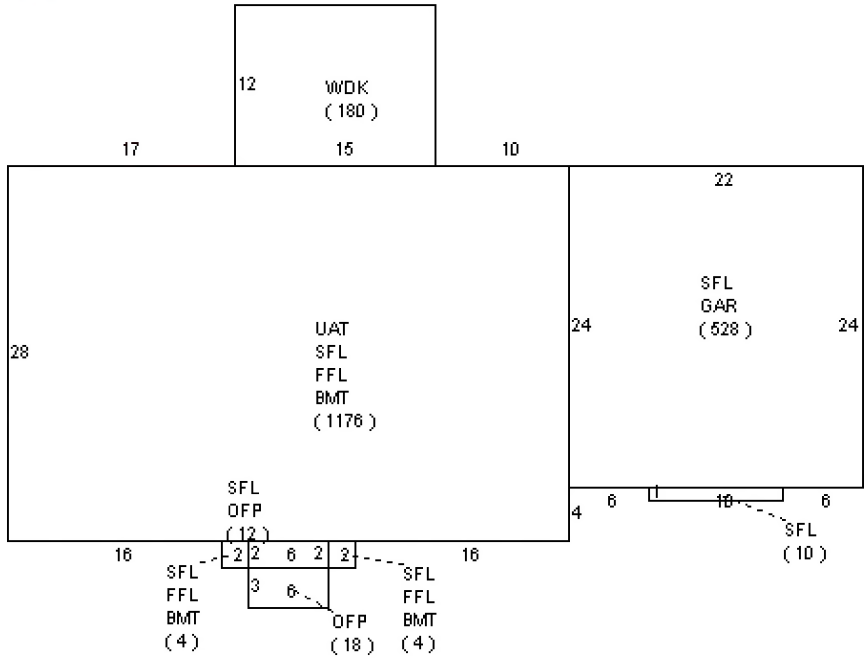
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.37
Special Features:	0	Val/Su Net:	145.38
Final Total:	746400	Val/Su SzAd	255.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,734	125.840	218,210
BMT	Basement	1,184	37.750	44,699
FFL	First Floor	1,184	125.840	148,997
GAR	Garage	528	19.670	10,388
UAT	Upper Attic	294	50.340	14,799
WDK	Deck	180	11.520	2,074
OFP	Open Porch	30	43.860	1,316
	Net Sketched Area:	5,134	Total:	440,483
Size Ad	2918	Gross Are	6016	FinArea 2918

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	